

EXISTING ZONING D.R.3.5
 PRESENT BUILDING = 5727 SQ. FT.
 PROPOSED ADDITION = 2938 SQ. FT.
 TOTAL BUILDING = 8665 SQ. FT.
 1 PARKING SPACE FOR EACH 50 SQ. FT.
 173 PARKING SPACES REQUIRED
 77 PARKING SPACES SHOWN
 PARKING SPACES 5' X 20'
 LIGHT STANDARDS 16' HIGH AND
 DIRECTION OF LIGHT

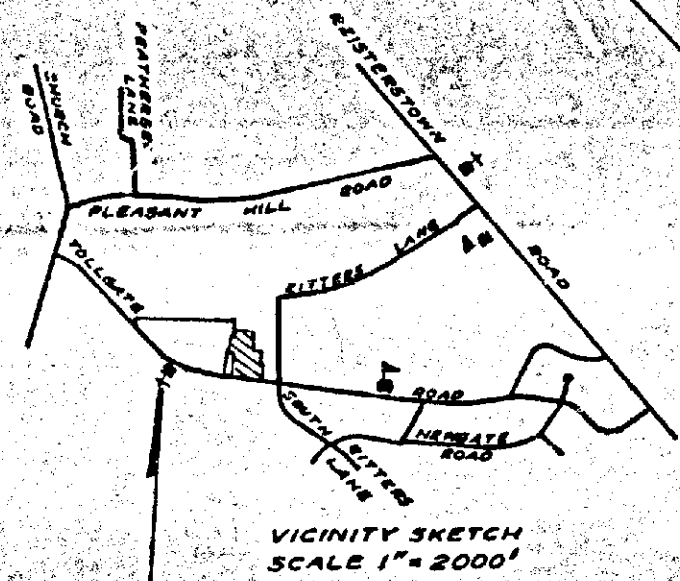
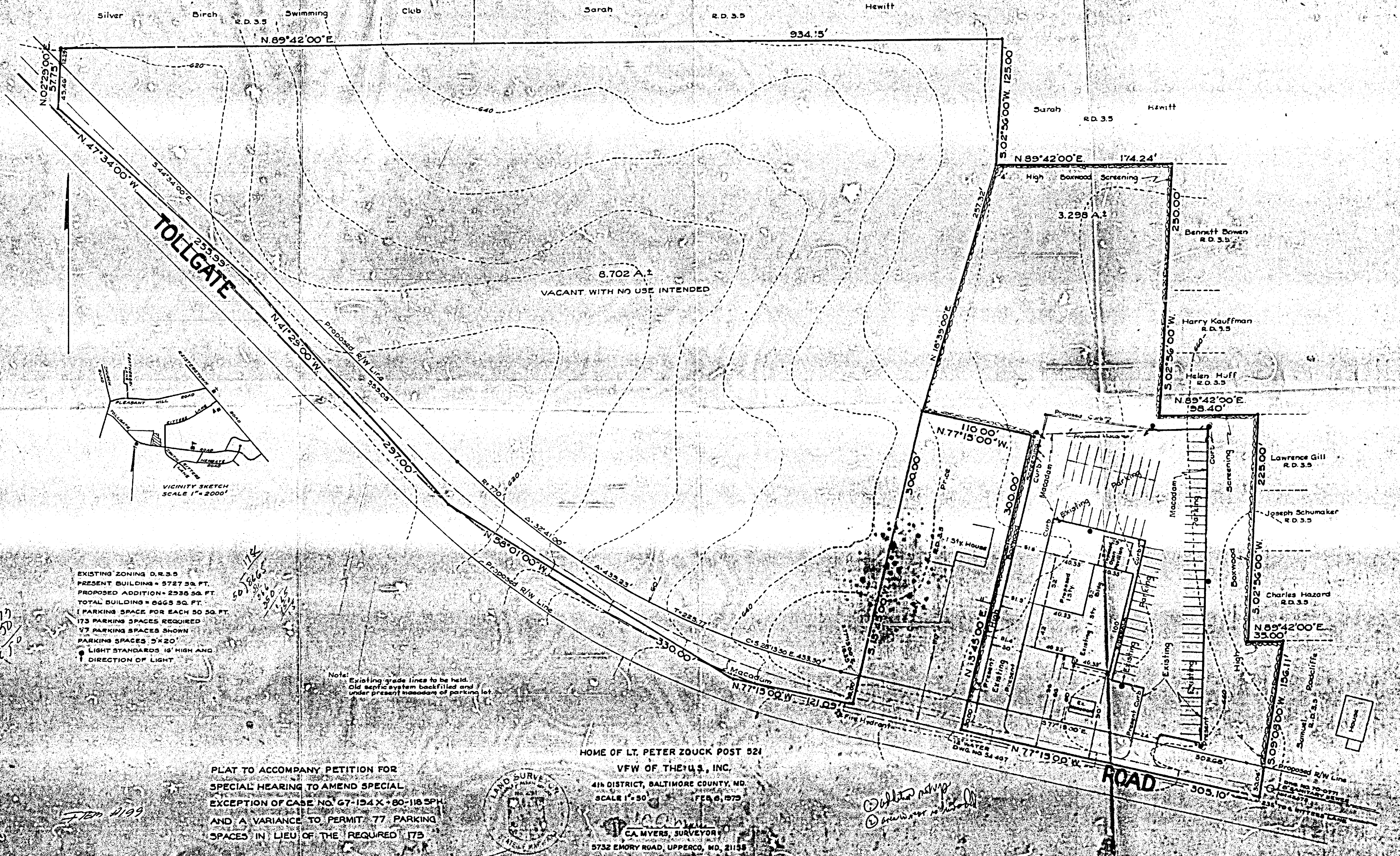
Note:
 Existing grade lines to be held.
 Old septic system backfilled and
 under present macadam of parking lot.

PLAT TO ACCOMPANY PETITION FOR
 SPECIAL HEARING TO AMEND SPECIAL
 EXCEPTION OF CASE NO. 67-194X-80-118 SPH
 AND A VARIANCE TO PERMIT 77 PARKING
 SPACES IN LIEU OF THE REQUIRED 173



HOME OF LT. PETER ZOUCK POST 521
 VFW OF THE U.S., INC.
 4th DISTRICT, BALTIMORE COUNTY, MD.
 SCALE 1" = 50' FEB. 8, 1973
 CA MYERS, SURVEYOR
 5732 EMORY ROAD, UPPERCO, MD. 21153

Item 499

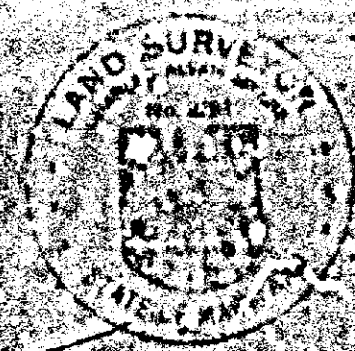


EXISTING ZONING D.R.3.5
PRESENT BUILDING = 5727 SQ. FT.
PROPOSED ADDITION = 2536 SQ. FT.
TOTAL BUILDING = 8263 SQ. FT.
1 PARKING SPACE FOR EACH 50 SQ. FT.
173 PARKING SPACES REQUIRED
77 PARKING SPACES SHOWN
PARKING SPACES 5' X 20'
LIGHT STANDARDS 16' HIGH AND
DIRECTION OF LIGHT

Note: Existing grade lines to be held.
Old septic system backfilled and
under present macadam of parking lot.

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING TO AMEND SPECIAL
EXCEPTION OF CASE NO. G7-134 X-80-118 SPH
AND A VARIANCE TO PERMIT 77 PARKING
SPACES IN LIEU OF THE REQUIRED 173

HOME OF LT. PETER ZOUCK POST 521
VFW OF THE U.S., INC.
4th DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1" = 50' FEB 6, 1973
C.A. MYERS, SURVEYOR
5732 EMORY ROAD, UPPERCO, MD. 21155



① better setup
② driveway not shown

DRG NO. 70-0771
SANITARY SEWER
234' TO 4' HYDRANT LINE

ORDER RECEIVED FOR FILING

DATE August 23, 1981
BY John M. H. Jung
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 80-118-SPH, formerly Case No. 67-194-X, to reduce the number of parking spaces would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1981, that to amend the site plan filed in Case No. 80-118-SPH to reduce the number of parking spaces to 115 spaces, in accordance with the variance granted herein, should be approved and, as such, the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Seventy-seven of the parking spaces required shall be completed and marked at the time of occupancy of the proposed one-story addition and open pavillion with the remaining 38 spaces to be completed within two years.
2. No more than 225 people on the subject property at any one time.
3. A revised site plan, indicating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 80-118-SPH, formerly Case No. 67-194-X, to reduce the number of parking spaces would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

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1. Seventy-seven of the parking spaces required shall be completed and marked at the time of occupancy of the proposed one-story addition and open pavillion with the remaining 38 spaces to be completed within two years.
2. No more than 225 people on the subject property at any one time.
3. A revised site plan, indicating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

John M. H. Jung
Deputy Zoning Commissioner of
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2. No more than 225 people on the subject property at any one time.
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John M. H. Jung
Deputy Zoning Commissioner of
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IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1981, that a variance to permit 115 parking spaces in lieu of the required 173 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1981, that a variance to permit 115 parking spaces in lieu of the required 173 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

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Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1981, that a variance to permit 115 parking spaces in lieu of the required 173 spaces should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 23, 1981
BY John M. H. Jung
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

William M. Manko, Esquire
Masonic Temple Building
Reisterstown, Maryland 21136

RE: Item No. 199
Petitioner - Lt. Peter Zouck - Post 521
V.F.W.
Special Hearing & Variance Petitions

Dear Mr. Manko:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to amend the site plan that was approved for this property by reducing the provided number of parking spaces, this combination hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: C. A. Myers, Surveyor
5132 Emory Road
Upperco, Md. 21155

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 26, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #199 (1980-1981)
Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
N/S Tollgate Rd. 2351 W. of Ritters Lane
3.298 Acres District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review for Item 230 (1978-1979) and the comments supplied for Projects PIP 79-20SP and PIP 79-34SP are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 199 (1980-1981).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

cc: Jack Wimbley

Attachment

T-SW Key Sheet
46 & 47 NW 35 Pos. Sheets
NW 12 I Topo
58 Tax Map

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

June 13, 1979

Re: Item #230 (1978-1979)
Property Owner: Lt. Peter Zouck Post 521 Post
of the U.S., Inc.
N/S Tollgate Rd. 235' W. Ritters Lane.
Existing Zoning: DR 3.5
Proposed Zoning: Special Hearing to amend Case No.
67-104X to allow the construction of an addition
to the existing one story building. (IDCA 79-20 SP).
Acres: 3.298 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for IDCA Project 79-20 SP.

Highways:

Tollgate Road, an existing public road, is proposed to be improved in the future
as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way
widening, including any necessary reversible easements for slopes, will be required
in connection with any grading or building permit application or further development
of this property.

The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could
result in a sediment pollution problem, damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the stripping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on
the submitted plan.

Item #230 (1978-1979)
Property Owner: Lt. Peter Zouck Post 521 Post of the U.S., Inc.
Page 2
June 13, 1979

Storm Drainage (Con 'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisance or damage to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the petitioner.

Water and Sanitary Sewers

There is a public 12-inch water main, and 8-inch public sanitary sewerage (which
terminates approximately 10 feet easterly of this site at Manhole 42673) in Tollgate
Road.

The submitted plan does not indicate the private onsite sewage pumping facility
and force main connection of this property to the public sanitary sewer. This property
is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation
Line. Baltimore County Sewerage Plan 8-10A indicates this property to be within an
area designated "Planned Sew" to be in 6 to 10 years. Therefore, the present sewerage
of this property causes a deviation in the Sewer Map. The State Health Department
must be notified of this deviation. The Petitioner shall initiate the action through
the Baltimore County Department of Public Works.

This property is tributary to the Gwynns Falls Sewerage System, subject to
State Health Department regulations.

Very truly yours,
JAMES E. DEVER, P.E.
Chief, Bureau of Engineering

ELLSWORTH W. DEVER, P.E.
Chief, Bureau of Engineering

EDUCATION:

cc: J. Tremmer
R. Norton
J. Somers

T-SW Key Sheet
46 & 47 NW 35 Pos. Sheets
NW 12 1 Topo
53 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

June 15, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Acres: 3.298 Acres
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Petition No. 82-25-SPHA Item 199
TO: _____ Date: July 2, 1981
FROM: _____
SUBJECT: _____

Petition for Special Hearing and Variance
North side of Tollgate Road, 235 ft. Northwest of Ritters Lane
Petitioner: Lt. Peter Zouck, Post 521 V.F.W.

Fourth District

HEARING: Thursday, July 23, 1981 (10:00 A.M.)

If the petitioner's request is granted, it is requested that a sufficient area of the
vacant portion of this tract be set aside to provide additional parking if needed;
it is suggested that consideration be given to conditioning the order accordingly.
Finally, it is requested that the petitioner be required to submit details of landscaping
to the Division of Current Planning and Development for their approval.

NEG:JGH:ob

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 199 - 7AC - Meeting of April 28, 1981
Property Owner: Lt. Peter Zouck - Post 521 VFW
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special hearing to amend site plan for Case
#80-118 SPH to allow a reduction in parking
and a variance to permit 77 parking spaces in
lieu of the required 173.

Acres: 3.298 acres
District: 4th

Dear Mr. Hammond:

The requested variance to parking can be expected
to cause parking problems in the future. Parking may not be
allowed on Tollgate Road in the future due to the narrow
road bed.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting of
April 28, 1981, are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to amend site plan for
Case # 80-118 SPH to allow a reduction in park-
ing and a variance to permit 77 parking spaces
in lieu of the required 173.

Acres: 3.298 Acres
District: 4th

Metropolitan water and sewer exist.

Prior to construction, renovation and/or installation of equipment
for this food service facility, complete plans and specifications must be
submitted to the Plans Review Section, Environmental Support Services,
Baltimore County Department of Health, for review and approval.

Very truly yours,

Isa J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lt. Peter Zouck - Post 521 V.F.W.

Location: N/S Tollgate Road 235' W. of Ritters Lane

Item No.: 199

Zoning Agenda: Meeting of April 28, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 Edition prior
to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature]
Fire Prevention Bureau
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

May 3, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting, April 28, 1981
are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to amend site plan for Case #80-118 SPH to allow a
reduction in parking and a variance to permit 77 parking spaces in lieu of the
required 173.
Acres: 3.298
District: 4th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building/ _____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent
lot line shall be of one hour fire resistive construction, no openings permitted
within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction
is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code,
Section/s, _____.

G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
office, that, the structure is/which a proposed change in use is proposed can
comply with the height/area requirements of Table 305 and the required construction
classification of Table 214.

X I. Comments: Indicate handicapped parking, signs, curb cuts, building access,
etc on plans.

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 28, 1981

RE: Item No: 195, 196, 197, 198, 199, 200, 201, 202
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

No bearing on student population

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
N/S o Tollgate Rd., 235'
Nv. of Ritters La., 4th District : OF BALTIMORE COUNTY

LT. PETER ZOUCK, POST 521 : Case No. 82-25-SPHA
V. F. W., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of June, 1981, a copy of the foregoing Order was mailed to William M. Manko, Esquire, Masonic Temple Building, Reisterstown, Maryland 21136, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

(REVISED)
5732 EMURY ROAD - UPPER CO. MD. 21155

C. A. Myers
State Registered Surveyor No. 2783

PHONE 429-5079

January 17, 1981

Mr. Ellsworth Diver, P.E.
Chief - Bureau of Engineering
Baltimore County Office Building
Room No. 201
Towson, Maryland 21204

Re: Item #230 (1978-79)
Lt. Peter Zouck Post
521 VFW of U.S., Inc.

Dear Sir:

It is my belief that temporary nor permanent drainage facilities are needed for the proposed additions to the VFW property. Therefore, I am hereby requesting a storm water management waiver. If, for any reason, the facts involved should be changed, the waiver will become void and an additional study will be required.

Attached hereto please find the factors pertaining to my decision.

If you have any questions regarding this matter, please do not hesitate to call me at 429-5079.

Respectfully,

C. A. Myers, Surveyor

Douglas C. Myers
Douglas C. Myers

Petrovich

The following conditions exist:

- The present slope of the proposed site is 0.036
- There is to be no curb around the proposed parking area. Therefore, the surface water will not be concentrated and will run off in a sheet-like manner onto the 8.702 acre parcel that also belongs to the V. F. W.
- The run-off area is 100% wooded (dense), consisting of 15-20 ft. trees, evergreens and small saplings with a surface cover of Kentucky-31 tall fescue, ivy, multi-flora rose bushes, etc.,
- There is a 1/2 acre pond app. 520 feet down stream from the point of concentration.
- The difference in run-off with the proposed additions will be app. 7.6 c.f.s. at the point of concentration.

Drainage Study: @ Pt. of concentration (as shown)

Use the Formula: $Q = CIA$

Before:

1.65 Acres imperv. $\times (C=.9) = 1.5$
6.65 Acres veg. $\times (C=.25) = 1.7$
 $3.2 \div 0.3 = 0.39 = C$

$Q = CIA$
 $C = 0.39$
 $T_c = 15 \text{ min.}$
 $I = 8.5$
 $A = 8.3$
 $Q = 27.5 \text{ c.f.s.}$

After:

2.4 Acres imperv. $\times (C=.9) = 2.2$
5.9 Acres veg. $\times (C=.25) = 1.5$
 $3.7 \div 0.3 = .45 = C$

$Q = CIA$
 $C = .45$
 $T_c = 12 \text{ min.}$
 $I = 9.4$
 $A = 8.3$
 $Q = 35.1$

$35.1 - 27.5 = 7.6 \text{ additional c.f.s.}$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-8000

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

May 11, 1967

William M. Manko, Esq.,
Masonic Temple Building
Reisterstown, Maryland

Re: Petition for Special Exception
for Community Building -
N/S Tollgate Road 235' W.
of Ritters Lane, 4th Dist.,
Lt. Peter Zouck, Post No. 521
V. F. W. of U. S. Inc.,
Petitioner -- No. 67-194-X

Dear Mr. Manko:

As the petitioner has met the requirements of Section 502.1 of the Baltimore County Zoning Regulations, I have today passed my Order granting the special exception, and most particularly that the existing septic tank and seepage pit meet the requirements of the Baltimore County Health Department approved May 9, 1967.

The approval of the site plan for the development of said property is subject to the Bureau of Public Services and the Office of Planning and Zoning.

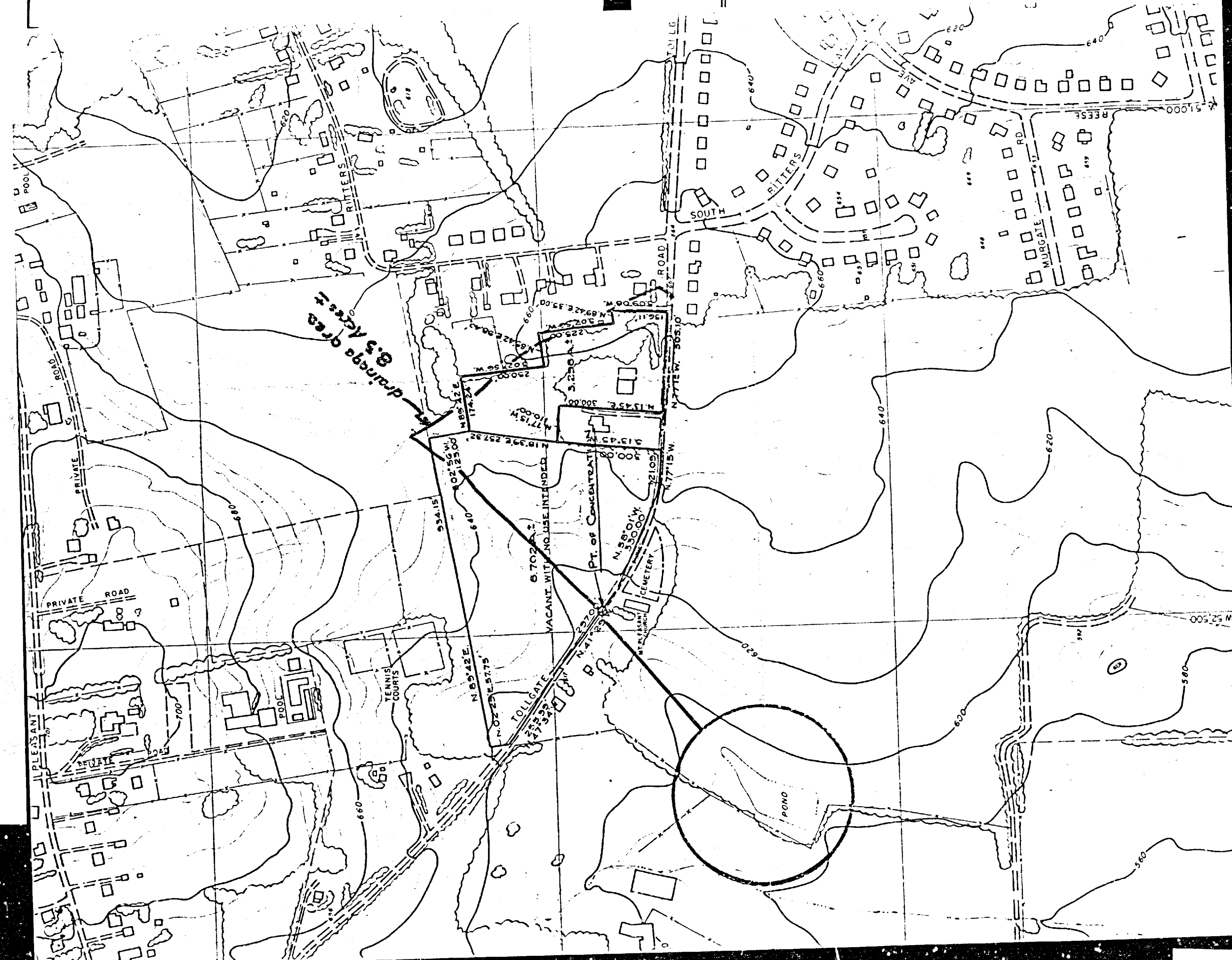
Very truly yours,

John G. Rose
John G. Rose
Zoning Commissioner

cc: Mr. S. Duncan Radcliffe,
200 Tollgate Road
Owings Mills, Maryland

Mr. Clifton B. Huff,
96 Ritters Lane,
Owings Mills, Maryland

Petrovich



PETITION FOR SPECIAL HEARING AND VARIANCE
 4th DISTRICT
 ZONING: Petition for Special Hearing and Variance
 LOCATION: North side of Tollgate Road, 235 ft. Northwest of Ritters Lane
 DATE & TIME: Thursday, July 23, 1981 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
 Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve said Petition to amend site plan for Case #67-194-X and 80-118-SPH to allow a reduction in parking; and Variance to permit 77 parking spaces in lieu of the required 173.
 The Zoning Regulation to be excepted as follows:
 Section 409.2b(3) - Minimum required parking spaces in and D.R. 3. 5 Zone
 All that parcel of land in the Fourth District of Baltimore County
 Being the property of Lt. Peter Zouck, Post 521 V.F.W., as shown on plat plan filed with the Zoning Department
 Hearing Date: Thursday, July 23, 1981 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

C. A. Myers
 5732 EMORY ROAD, UPPERCO, MD. 21155 - PHONE 429-5079
 State Registered Surveyor No. 2783
 All that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:
 BEGINNING in or near the centerline of Tollgate Road measured 235 feet Northwestly from the intersection of the centerlines of Tollgate Road and Ritters Lane, thence running in Tollgate Road, North 77 degrees 15 minutes West 305.10 feet, thence North 13 degrees 45 minutes East 300.00 feet, North 77 degrees 15 minutes West 110.00 feet, North 13 degrees 39 minutes East 257.32 feet, North 89 degrees 42 minutes East 174.24 feet, South 02 degrees 56 minutes West 250.00 feet, North 89 degrees 42 minutes East 98.40 feet, South 02 degrees 56 minutes West 225.00 feet, North 89 degrees 42 minutes East 35.00 feet and South 09 degrees 08 minutes West 156.11 feet to the place of beginning, containing three acres and two hundred ninety-eight thousandths of an acre (3.298) of land more or less.
 BEING all of the property conveyed by Deed from Charles B. Stum et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated December 14, 1950, recorded in Liber T.B.S. No. 1899 folio 337 etc., and being a part of the Deed from Helen B. Huff et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated October 30, 1956, recorded in Liber G.L.B. No. 3046 folio 84 etc.
 LAND SURVEYOR
 C. A. Myers, Surveyor

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 July 14, 1981
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 William M. Manko, Esquire
 Masonic Temple Building
 Reisterstown, Maryland 21136
 RE: Petition for Variance & Special Hearing
 N/s Tollgate Rd., 235' NW of Ritters La.
 Lt. Peter Zouck, Post 521, V.F.W. - Petitioner
 Case #82-25-SPHA
 Dear Mr. Manko:
 This is to advise you that \$88.05 is due for advertising and posting of the above property.
 Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.
 Very truly yours,
 WILLIAM E. HAMMOND
 Zoning Commissioner
 WEH:ktr

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 4th
 Date of Posting July 6, 1981
 Posted for Special Hearing and Variance
 Petitioner Lt. Peter Zouck, Post 521, V.F.W.
 Location of property N/s Tollgate Rd., 235' NW of Ritters Lane
 Location of Signs 215th side of Tollgate Rd. Opposite 325' NW of Ritters Lane
 Remarks:
 Posted by [Signature]
 Date of return July 14, 1981
 Number of Signs 2

COMMUNITY
 Office of The Carroll County Times
 Westminster, Md., July 2, 1981
 THIS IS TO CERTIFY that the annexed Baltimore County, Md. (A-2982) was published for one (1) successive week previous to the 2nd day of July, 1981, in The Carroll County Times a daily newspaper published in Westminster, Carroll County, Maryland.
 THE CARROLL COUNTY TIMES
 Per [Signature]
 \$44.80

PETITION FOR SPECIAL HEARING AND VARIANCE
 4th DISTRICT
 ZONING: Petition for Special Hearing and Variance
 LOCATION: North side of Tollgate Road, 235 ft. Northwest of Ritters Lane
 DATE & TIME: Thursday, July 23, 1981 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
 Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve said Petition to amend site plan for Case #67-194-X and 80-118-SPH to allow a reduction in parking; and Variance to permit 77 parking spaces in lieu of the required 173.
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 All that parcel of land in the Fourth District of Baltimore County
 Being the property of Lt. Peter Zouck, Post 521 V.F.W., as shown on plat plan filed with the Zoning Department
 Hearing Date: Thursday, July 23, 1981 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

William M. Manko, Esquire
 Masonic Temple Building
 Reisterstown, Maryland 21136
 June 24, 1981
 NOTICE OF HEARING
 RE: Petition for Special Hearing and Variance
 N/s of Tollgate Rd., 235' NW of Ritters La.
 V.F.W., Owings Mill, MD 21117
 Lt. Peter Zouck Post 521 - Petitioner
 Case #82-25-SPHA
 TIME: 10:00 A.M.
 DATE: Thursday, July 23, 1981
 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

PETITION FOR SPECIAL HEARING AND VARIANCE
 4th DISTRICT
 ZONING: Petition for Special Hearing and Variance
 LOCATION: North side of Tollgate Road, 235 ft. Northwest of Ritters Lane
 DATE & TIME: Thursday, July 23, 1981 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:
 Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve said Petition to amend site plan for Case #67-194-X and 80-118-SPH to allow a reduction in parking; and Variance to permit 77 parking spaces in lieu of the required 173.
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 All that parcel of land in the Fourth District of Baltimore County
 Being the property of Lt. Peter Zouck, Post 521 V.F.W., as shown on plat plan filed with the Zoning Department
 Hearing Date: Thursday, July 23, 1981 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

reduction in parking, and Variance to permit 77 parking spaces in lieu of the required 173.
 The Zoning Regulation to be excepted as follows:
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 All that parcel of land in the Fourth District of Baltimore County
 Being the property of Lt. Peter Zouck, Post 521 V.F.W., as shown on plat plan filed with the Zoning Department
 Hearing Date: Thursday, July 23, 1981 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

DUPLICATE
 CERTIFICATE OF PUBLICATION
 TOWSON, MD., July 2, 1981
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., for one (1) time, successive weeks before the 23rd day of July, 1981, the last publication appearing on the 2nd day of July, 1981.
 THE JEFFERSONIAN
 L. Frank Smith, Manager.
 Cost of Advertisement, \$ 33.25

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received this 16 day of April, 1981.
 Filing Fee \$ 25 Received [Signature] Check [Signature]
 Cash [Signature]
 Other [Signature]
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 096954
 DATE 6/23/81 ACCOUNT 01-662
 AMOUNT \$25.00
 RECEIVED FROM William M. Manko, Esquire
 FOR Filing fee for case #82-25-SPH
 250 JUN 23 250 JUN 23
 VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Pitt</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <u>67-1944 SE-1155PH</u>	Map # _____									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100405

DATE: 7/23/81 ACCOUNT: 01-462

AMOUNT: \$88.05

RECEIVED BY: Veterans of Foreign Wars

FOR: Posting & Advertising of Case #82-25-SPHA

88.05

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 26, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #199 (1980-1981)
Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
N/S Tollgate Rd. 235' W. of Ritters Lane
3.298 Acres District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review for Item 230 (1979-1979) and the comments supplied for Projects PIP 79-20SP and PIP 79-34SP are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 199 (1980-1981).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EM:FWR:ee

cc: Jack Wimbley

Attachment

T-SW Key Sheet
46 & 47 NW 35 Pos. Sheets
NW 12 I Topo
58 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 28, 1981

William M. Manko, Esquire
Masonic Temple Building
Reisterstown, Maryland 21136

RE: Petitions for Special Hearing
and Variance
N/S of Tollgate Rd., 235' NW of
Ritters Lane - 4th Election District
Lt. Peter Zouck Post 521 V.F.W. -
Petitioner
NO. 82-25-SPHA (Item No. 199)

Dear Mr. Manko:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>Pitt</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <u>67-1944 SE-1155PH</u>	Map # _____									

William M. Manko, Esquire
Masonic Temple Building
Reisterstown, Md. 21136

cc: C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of June 1981.

William E. Hammond
Zoning Commissioner

Petitioner: Lt. Peter Zouck - Post 521 V.F.W.
Petitioner's Attorney: William M. Manko, Esq.
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

William M. Manko, Esquire
Masonic Temple Building
Reisterstown, Maryland 21136

RE: Item No. 199
Petitioner - Lt. Peter Zouck - Post 521
V.F.W.
Special Hearing & Variance Petitions

Dear Mr. Manko:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your client's proposal to amend the site plan that was approved for this property by reducing the provided number of parking spaces, this combination hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

June 16, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting, April 28, 1981, are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Acres: 3.298 Acres
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

June 13, 1979

Re: Item #230 (1979-1979)
Property Owner: Lt. Peter Zouck Post 521 Post
of the U.S., Inc.
N/S Tollgate Rd. 235' W. Ritters La.
Existing Zoning: D2 3.5
Proposed Zoning: Special Hearing to Amend Case No.
67-194X to allow the construction of an addition
to the existing one story building. (IDCA 79-20 SP).
Acres: 3.29 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for JCA Project 79-20 SP.

Highways:

Tollgate Road, an existing public road, is proposed to be improved in the future as a 60-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application or further development of this property.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #230 (1979-1979)
Property Owner: Lt. Peter Zouck Post 521 Post of the U.S., Inc.
Page 2
June 13, 1979

Storm Drainage: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There is a public 12-inch water main, and 8-inch public sanitary sewerage (which terminates approximately 10 feet easterly of this site at Manhole 42673) in Tollgate Road.

The submitted plan does not indicate the private onsite sewage pumping facility and force main connection of this property to the public sanitary sewer. This property is within the Baltimore County Metropolitan District and the Urban-Rural Designation Line. Baltimore County Sewerage Plan E-16A indicates this property to be within an area designated "Planned Service in 6 to 10 years". Therefore, the present sewerage of this property causes a deviation in the Sewer Map. The State Health Department must be notified of this deviation. The Petitioner shall initiate the action through the Baltimore County Department of Public Works.

This property is tributary to the Gwynns Falls Sewerage System, subject to State Health Department regulations.

Very truly yours,
Norman E. Gerder, Director

NORMAN E. GERDER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:ee

cc: J. Tremmer
A. Norton
J. Somers

T-SW Key Sheet
46 & 47 NW 35 Pos. Sheets
NW 12 I Topo
58 Tax Map

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
13011494 3550

STEPHEN E. COLLINS
DIRECTOR

May 27, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 199 - ZAC - Meeting of April 28, 1981
Property Owner: Lt. Peter Zouck - Post 521 VFW
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special hearing to amend site plan for Case #80-118 SPH to allow a reduction in parking and a variance to permit 77 parking spaces in lieu of the required 173.

Acres: 3.298 acres
District: 4th

Dear Mr. Hammond:

The requested variance to parking can be expected to cause parking problems in the future. Parking may not be allowed on Tollgate Road in the future due to the narrow road bed.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

May 21, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199, Zoning Advisory Committee Meeting of April 28, 1981, are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special hearing to amend site plan for Case # 80-118 SPH to allow a reduction in parking and a variance to permit 77 parking spaces in lieu of the required 173.
Acres: 3.298 Acres
District: 4th

Metropolitan water and sewer exist.

Prior to construction, reservation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval.

Very truly yours,
James J. Ferrell
James J. Ferrell, Director
BUREAU OF ENVIRONMENTAL SERVICES

LTF/als/JMF

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Item No.: 199 Zoning Agenda: Meeting of April 28, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Carl J. Kelly* 6-3-81 Noted and Approved: *George M. McGehee*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

May 8, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #199 Zoning Advisory Committee Meeting. April 28, 1981 are as follows:

Property Owner: Lt. Peter Zouck - Post 521 V.F.W.
Location: N/S Tollgate Road 235' W. of Ritters Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to amend site plan for Case #80-118 SPH to allow a reduction in parking and a variance to permit 77 parking spaces in lieu of the required 173.
Acres: 3.298
District: 4th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 4.

G. A change of occupancy shall be applied for, along with an alternative permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - Indicate handicapped parking, signs, curb cuts, building access, etc on plans.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If further additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rvj

C. A. Myers • 5732 EMORY ROAD, UPPERCO, MD., 21155 • PHONE 429-5079
State Registered Surveyor No. 2783

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING in or near the centerline of Tollgate Road measured 235 feet Northwestly from the intersection of the centerlines of Tollgate Road and Ritters Lane, thence running in Tollgate Road, North 77 degrees 15 minutes West 305.10 feet, thence North 13 degrees 45 minutes East 300.00 feet, North 77 degrees 15 minutes West 110.00 feet, North 18 degrees 39 minutes East 257.32 feet, North 89 degrees 42 minutes East 174.24 feet, South 02 degrees 56 minutes West 250.00 feet, North 89 degrees 42 minutes East 98.40 feet, South 02 degrees 56 minutes West 225.00 feet, North 89 degrees 42 minutes East 35.00 feet and South 09 degrees 08 minutes West 156.11 feet to the place of beginning, containing three acres and two hundred ninety-eight thousandths of an acre (3.298) of land more or less.

BEING all of the property conveyed by Deed from Charles B. Stum et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated December 14, 1950, recorded in Liber T.B.S. No. 1899 folio 337 etc., and being a part of the Deed from Helen B. Huff et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated October 30, 1956, recorded in Liber G.L.B. No. 3046 folio 84 etc.

C. A. Myers
C. A. Myers, Surveyor

LAND SURVEYOR
No. 2783
STATE OF MARYLAND

OFFICE COPY

PETITION FOR SPECIAL HEARING AND VARIANCE
4th DISTRICT

ZONING: Petition for Special Hearing and Variance

LOCATION: North side of Tollgate Road, 235 ft. Northwest of Ritters Lane

DATE & TIME: Thursday, July 23, 1981 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve said Petition to amend site plan for Case #67-194-X and 80-118-SPH to allow a reduction in parking; and Variance to permit 77 parking spaces in lieu of the required 173.

The Zoning Regulation to be excepted as follows:

Section 409.2b(3) - Minimum required parking spaces in and D.R. 3.5 Zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Lt. Peter Zouck, Post 521 V.F.W., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 23, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

C. A. Myers • 5732 EMORY ROAD, UPPERCO, MD., 21155 • PHONE 429-5079
State Registered Surveyor No. 2783

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING in or near the centerline of Tollgate Road measured 235 feet Northwestly from the intersection of the centerlines of Tollgate Road and Ritters Lane, thence running in Tollgate Road, North 77 degrees 15 minutes West 305.10 feet, thence North 13 degrees 45 minutes East 300.00 feet, North 77 degrees 15 minutes West 110.00 feet, North 18 degrees 39 minutes East 257.32 feet, North 89 degrees 42 minutes East 174.24 feet, South 02 degrees 56 minutes West 250.00 feet, North 89 degrees 42 minutes East 98.40 feet, South 02 degrees 56 minutes West 225.00 feet, North 89 degrees 42 minutes East 35.00 feet and South 09 degrees 08 minutes West 156.11 feet to the place of beginning, containing three acres and two hundred ninety-eight thousandths of an acre (3.298) of land more or less.

BEING all of the property conveyed by Deed from Charles B. Stum et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated December 14, 1950, recorded in Liber T.B.S. No. 1899 folio 337 etc., and being a part of the Deed from Helen B. Huff et al. to Lt. Peter Zouck Post No. 521 VFW of the U. S., Inc., dated October 30, 1956, recorded in Liber G.L.B. No. 3046 folio 84 etc.

C. A. Myers
C. A. Myers, Surveyor

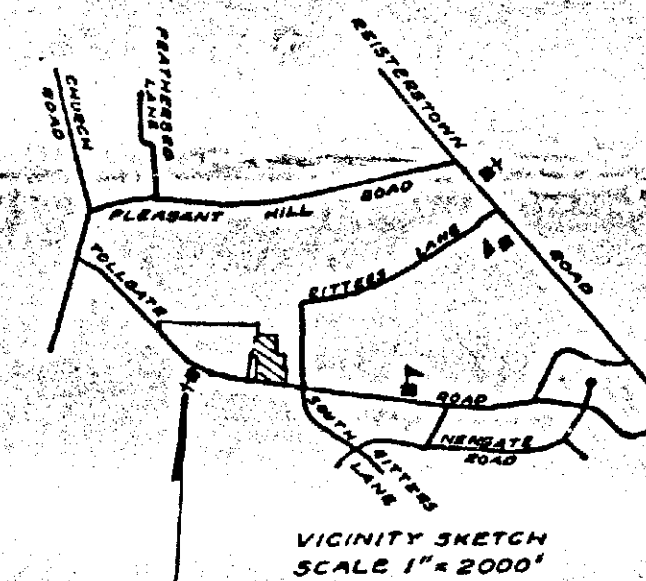
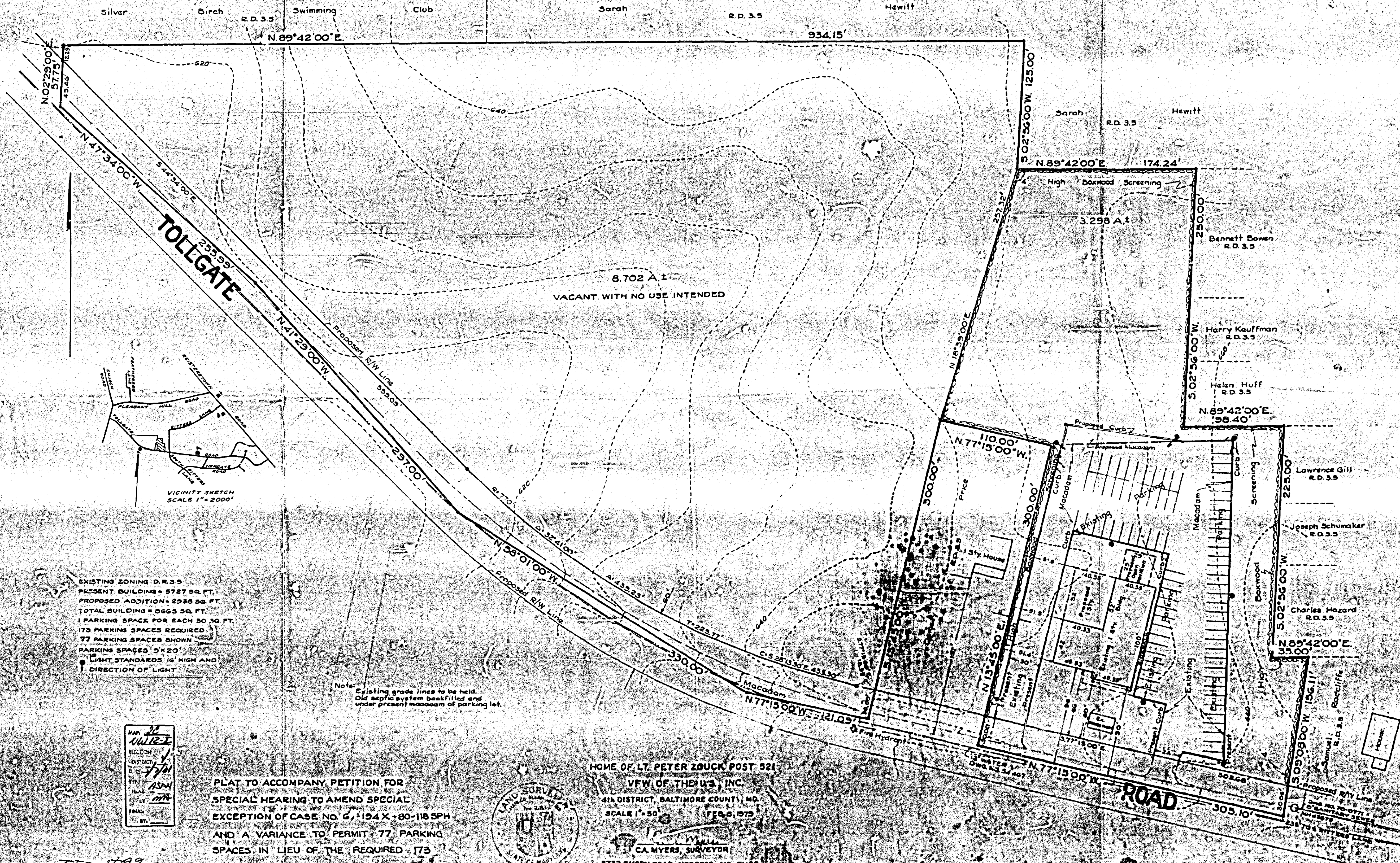
LAND SURVEYOR
No. 2783
STATE OF MARYLAND

OFFICE COPY

Proposed Macadam
Proposed Curb

24 Additional Parking Spaces
+ 76 Shown on Plat
100 Total Spaces Available

V.F.W. Post 521
C.A. MYERS, SURVEYOR

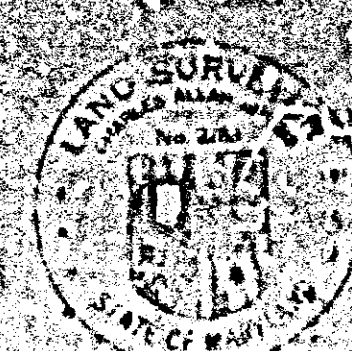


EXISTING ZONING D.R.3.5
PRESENT BUILDING = 5727 SQ. FT.
PROPOSED ADDITION = 2936 SQ. FT.
TOTAL BUILDING = 8663 SQ. FT.
1 PARKING SPACE FOR EACH 50 SQ. FT.
173 PARKING SPACES REQUIRED
77 PARKING SPACES SHOWN
PARKING SPACES 9'x20'
LIGHT STANDARDS 10' HIGH AND
DIRECTION OF LIGHT

Note:
Existing grade lines to be held.
Old septic system backfilled and
under present macadam of parking lot.

MAP 22
DATE 1/1/73
BY JSM
FINAL

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING TO AMEND SPECIAL
EXCEPTION OF CASE NO. G-194X-80-1185PH
AND A VARIANCE TO PERMIT 77 PARKING
SPACES IN LIEU OF THE REQUIRED 173



HOME OF LT. PETER ZOUCK POST 521
VFW OF THE U.S. INC.
415 DISTRICT, BALTIMORE COUNTY, MD.
SCALE 1" = 50'
JAN 2, 1973
J. A. MYERS, SURVEYOR
5732 EMORY ROAD, UPPERCO, MD. 21158

Item #99